068.0	0005	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,400 / 985,400
					USE VALUE:	985,400 / 985,400
					ASSESSED:	985,400 / 985,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOELLER KAREN F & RALPH A JR
Owner 2:	
Owner 3:	
Street 1:	6 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILT ALAN M/VICKY T -
Owner 2:	-
Street 1:	181 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .276 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1949, having primarily Vinyl Exterior and 2428 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12020.000	492,800	800	491,800	985,400
Total Card	0.276	492,800	800	491,800	985,400
Total Parcel	0.276	492,800	800	491,800	985,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.92 /Parcel: 405.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43651

GIS Ref

GIS Ref

Insp Date 10/05/18

!5883!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	492,800	800	12,020.	491,800	985,400		Year end	12/23/2021
2021	104	FV	469,400	800	12,020.	491,800	962,000		Year End Roll	12/10/2020
2020	104	FV	469,500	800	12,020.	491,800	962,100	962,100	Year End Roll	12/18/2019
2019	104	FV	368,900	800	12,020.	498,800	868,500	868,500	Year End Roll	1/3/2019
2018	104	FV	369,800	800	12,020.	372,300	742,900	742,900	Year End Roll	12/20/2017
2017	104	FV	346,800	800	12,020.	337,200	684,800	684,800	Year End Roll	1/3/2017
2016	104	FV	346,800	800	12,020.	323,200	670,800	670,800	Year End	1/4/2016
2015	104	FV	289,300	800	12,020.	274,000	564,100	564,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:55:29

LAST REV

Date	Time
10/16/18	13:42:30
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILT ALAN M/VIC	62401-373		8/8/2013	Estate/Div	535,000	No	No		VICKI LYNN WILT D.O.D. 6/27/2013.
HIGGINS BRAD A	40656-419		8/27/2003		489,000	No	No		
	17043-500		5/1/1986		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	43651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	419	Heat App	14,000	C				
3/20/2018	288	Dormers	90,000	C				
11/6/2017	2018	Inter-De	4,000	C				
11/6/2013	1634	Manual	6,000	C				
6/6/2006	434	Re-Roof	5,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
1/31/2014	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	294	PATRIOT
11/3/2003	MLS	HC	Helen Chinal
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
1/1/1992		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12020		Sq. Ft.	Site		0	70.	0.58	5			Med. Tr	-10					491,780						491,800	

Total AC/HA:	0.27594	Total SF/SM:	12020	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	491,780	Spl Credit		Total:	491,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.20147061
Const Adj.:	0.98990101
Adj $ / SQ:	202.187
Other Features:	115852
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605390
Depreciation:	112603
Depreciated Total:	492788

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

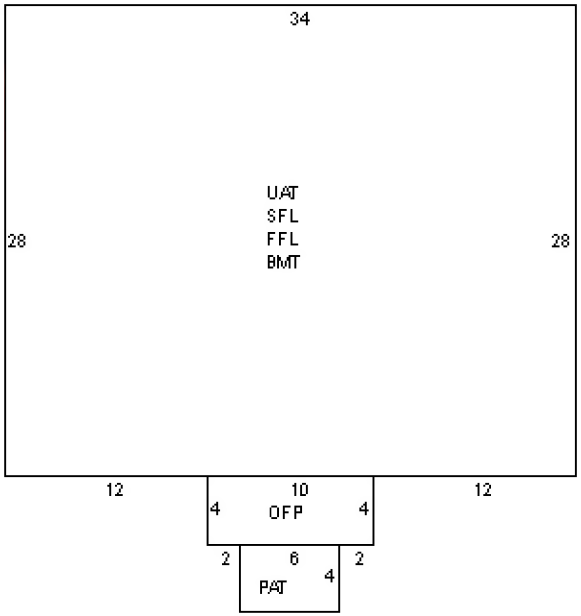
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.19
Special Features:	0	Val/Su Net:	156.05
Final Total:	492800	Val/Su SzAd	258.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	72.480	69,005
FFL	First Floor	952	202.190	192,482
SFL	Second Floor	952	202.190	192,482
UAT	Upper Attic	238	141.530	33,684
OFP	Open Porch	40	43.560	1,742
PAT	Patio	24	5.940	143

Net Sketched Area:	3,158			Total:	489,538
Size Ad	1904	Gross Area	3872	FinArea	2428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	104						
19	Patio	D	Y	1	13X22	A	AV	1990	3.56	T	23.2	104			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800